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Town Supervisor

Robert Leslie, AICP
Director of Planning

TOWN OF BETHLEHEM
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Town of Bethlehem Development Planning Committee (DPC) Agenda
Thursday, May 17, 2018
10:00 AM
Bethlehem Town Hall, Room 101

Town Attendees:

Rob Leslie, Director of Economic Development & Planning
George Kansas, Commissioner DPW
Paul Penman, Town Engineer
Matt Hoffman, Assistant Engineer
Kevin Perazzelli, Assistant Engineer
Elizabeth Staubach, Senior Planner, DPC Coordinator
Leslie Lombardo, Senior Planner
Kenneth Kovalchik, Senior Planner
David Rice, Assistant Building Inspector
Kathleen Reid, Zoning Board Secretary
Howard Hyer, Director of Field Operations, DPW
Joe Cleveland, Environmental Specialist
Jason Gallo, Assistant Director Parks and Recreation

1. Applicant: Jacob Constantine, Michael Constantine – Thatcher Street Apartments

Tax maps: 133.4-4-10

The project is located at 26 Thatcher Street in Selkirk. The proposed project would consist of two eleven unit buildings and one, ten unit building for a total of thirty-two units. The existing Board of Education building would be renovated into office space during a future phase. The project is in the Selkirk fire district and is located in the Hamlet (H) zone, in the water and sewer district and is in the Ravena Coeymans Selkirk School District.

Representatives: Jared George, Nicholas Costa, P.E., Advanced Engineering and Surveying, PLLC

The property is owned by the RCS Central School District and is 4.2 acres of land. The applicant would be purchasing the property and is proposing two, eleven unit buildings and one, ten unit building for a total of thirty-two units and related parking areas on the property. The existing tennis court and basketball court on the site will be removed. The stormwater management area is proposed for the existing basketball court area on the site. Parking will be added to the site for the use. Parking is shown for 67 vehicles, which is the required number for the uses on the site. Access to the property is from one existing driveway to Thatcher Street on the west side as well as from

Houk Drive which bisects the property connecting Thatcher Street to Town park property on the south end of the site. There is water and sewer service to the site.

Staff made the following comments and requested the applicant provide the following information with an application:

- the use is allowed by right in the Hamlet zone
- staff will be reviewing the plans for compatibility of the proposal with the surrounding neighborhood. Applicant should address this by looking at the Hamlet zoning area around the site, the surrounding properties, the architecture that's there in the neighborhood in order to fit the project into the neighborhood.
- the scale and size of the building up against the existing ranch house on the road is a concern
- Possibly move a building to the front of the property and put parking in back so that the streetscape is the same instead of having building and parking lot off by themselves sitting behind the existing ranch house.
- Is there an easement on the driveway to the park? Questioning the location of the driveway – can it change for better layout? The town has an easement to access the park, so if driveway were to change then easement would have to change. Parks Department should be involved.
- Flip the buildings that face each other so that they face internally and the side of the building will be to Thatcher Street for less impact to the street.
- Redevelopment Chapter 9 applies for stormwater regulations
- Any soil investigation done yet?
- Discharges to a point that goes under railroad tracks said Nick Costa.
- Town Zoning 128-33 (E) applies for design guidelines.
- Make a connection to sidewalk on Thatcher St.
- Is existing pavement coming out?
- Hydrant and hot box needs? Look into that says DPW.
- Buildings will require sprinklers
- 22'-24' drive aisles are needed
- Houk Drive is not a town road says Howard Hyer, DPW.
- Abandoned cistern is out front on property near Thatcher Street (applicant thinks that's what it is, will follow up)
- Screen adjacent property owners
- Trees existing out front on street to remain
- Fire hydrant in easement – applicant asking if they can avoid a hot box? DPW said will have to assess.
- Give a copy of the existing easement to the Town
- Water service line- town may take ownership of it if it extends to the Park
- Parks Dept. comment – access is main concern, also landscape buildings from Park
- Don't want it to look like an apartment complex, want it to blend into the neighborhood better (address mass, scale, and architecture). Give Planning Board options on layout and design of buildings; photo simulation, elevations
- 5,000 s.f. limit building foot print, max size in Hamlet zone unless articulated facade
- landscaping requirement needed for parking lots over 40 spaces total, 10% of overall parking area shown
- building on east, second story balcony looking into adjacent residences – issue, show distance to residence
- Easement shown on east side of Thatcher as well

- how much is the size and elevation of school building blocking apartment buildings behind it?
Show it, show options if flip building position on site
- dumpster, one enough? Need another probably
- snow storage needs to be considered on site plan layout